

1/25/2016



STATE OF MONTANA  
REQUEST FOR PROPOSAL ADDENDUM  
TO BE OPENED: April 1, 2016 after 4:00 p.m.  
TITLE: RESERVE STREET LOTS  
MISSOULA, MT

ADDENDUM NO. 1

To All Offerors:

Attached are written questions received in response to this RFP. These questions, along with the State's response, become an official amendment to this RFP.

All other terms of the subject "Request for Proposal" are to remain as previously stated.

**Acknowledgment of Addendum:**

The offeror for this solicitation must acknowledge receipt of this addendum. This page must be submitted at the time set for the proposal opening or the proposal may be disqualified from further consideration.

I acknowledge receipt of Addendum No1

Signed: \_\_\_\_\_

Company Name: \_\_\_\_\_

Date: \_\_\_\_\_

Sincerely,

Liz Mullins, Land Use Planner  
DNRC, Southwestern Land Office  
1401 27<sup>th</sup> Avenue  
Missoula, MT 59804  
406-542-4345

Question Number	Page Number	Section Number	Questions & Answers for RFP <b>RESERVE STREET LOTS</b>
1.			<p><b>I. Question: Will DNRC consider proposals for a rent free period during construction of Improvements on the Land?</b></p> <p><i>ANSWER: THE DNRC IS REQUIRED TO RECEIVE COMPENSATION TO THE TRUST BENEFICIARY FOR USE OF THE TRUST LANDS. WE CANNOT PROVIDE RENT-FREE USE OF THE PARCEL WHILE A LESSEE IS DEVELOPING THEIR IMPROVEMENTS.</i></p>
2.			<p><b>Question: In 5.1(f) of the RFP, DNRC refers to a potential credit against Lease Payments for certain Improvements. Does this credit include Improvements such as proposed Water, Sewer and Dry Utility Improvements outlined in Table 4 of the Preliminary Engineering Report dated November, 2014?</b></p> <p><i>ANSWER: A CREDIT AGAINST LEASE PAYMENTS MAY BE PROPOSED FOR LESSEE-INCURRED EXPENSES FOR TANGIBLE IMPROVEMENTS INCLUDING WATER, SEWER, AND PAVED ACCESS TO AND ACROSS THE PARCEL(S). CREDITS ARE NOT OFFERED FOR SOFT COSTS SUCH AS CITY PERMITS, OR SALARIES OF EXPERTS AND ENGINEERS. DNRC DOES NOT ANTICIPATE SHARING IN INFRASTRUCTURE COST BEYOND THE EXTENT TO WHICH IT PROVIDES ACCESS OR BENEFIT TO ADJOINING TRUST LANDS.</i></p>
3.			<p><b>Question: Does DNRC award a higher score to proposals that include both Site A and B versus a proposal that only includes one of the sites?</b></p> <p><i>ANSWER: DNRC WILL AWARD POSITIVE SCORES TO PROPOSALS FOR LEASE OF EITHER SITE A OR SITE B. SHOULD SIMILAR PROPOSALS BE RECEIVED, DNRC WOULD AWARD HIGHER POINTS TO THE PROPOSAL TO LEASE BOTH SITES THAN THE PROPOSAL FOR ONE SITE ONLY.</i></p>

Question Number	Page Number	Section Number	Questions & Answers for RFP <b>RESERVE STREET LOTS</b>
4.			<p><b>Question:</b> If the proponent is interested only in Site A or B but needs to install the access for the other site to permit proper traffic flow, will DNRC consider a credit to the proponent for the costs of Improvements on the non-Leased site related to access and utilities? For example, if the proponent is interested only in Site A will the proponent be eligible for credits related to Improvements on Site B such as providing access onto Reserve Street and crossing of the drainage swale as shown on the sample development plan in the DNRC brochure?</p> <p><i>ANSWER: DNRC IS ABLE TO CONSIDER PROPOSED CREDITS FOR IMPROVEMENTS TO ADJACENT TRUST LANDS AS PART OF A SELECTED PROPOSAL, WHERE THOSE IMPROVEMENTS WOULD IMPROVE THE ACCESS TO AND MARKETABILITY OF THE UNLEASED PARCEL. REFER TO THE ANSWER TO QUESTION II. ABOVE FOR TYPES OF IMPROVEMENTS DNRC MAY CONSIDER. IF PROPOSAL IS OTHERWISE SCORED AS THE BEST POTENTIAL RESPONSE, BUT HAS PROPOSED SOME CREDIT ELEMENTS WHICH ARE NOT POSSIBLE, DNRC MAY SELECT THE PROPOSAL AND REMOVE THOSE ELEMENTS OF THE PROPOSAL BEFORE ENTERING INTO A LEASE CONTRACT WITH THE SUCCESSFUL RESPONDER.</i></p>
5.			<p><b>Question:</b></p> <p><b>Answer:</b></p>
6.			<p><b>Question:</b></p> <p><b>Answer:</b></p>